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CONAGLEN, ACHINTORE ROAD, FORT WILLIAM



Superior detached property, built during 1998, enjoying excellent unrestricted views towards Loch Linnhe and the Conaglen and Ardgour hills.

- Entrance Vestibule and spacious Hall,
- Large Lounge, Dining Room, Rear Hall/Study,
- Kitchen and Toilet on the Ground Floor and
- 5 en-suite Bedrooms on Upper Floor.

- Oil-fired c.h. Double-glazed throughout.

Carpets, blinds, kitchen equipment and all bedroom contents included in sale price.

OFFERS OVER £345,000



LOCATION

Driving from Fort William southwards on the A82, 'Conaglen' is situated approximately 2 miles from Fort William town centre. There is a communal driveway, shared with the property known as "Rowanlea". Turn into the communal driveway and then follow the road to the left, the roadway climbing the hill to a car-parking area to the side of the house.

ACCOMMODATION

The UPVC double-glazed outer door gives access to a VESTIBULE which has inner glass-panelled doors leading into a spacious HALL. The Hall has a Fitted Cupboard containing the alarm system and a further deep Understairs Cupboard. A stairway leads to the Upper Floor. The Understairs Cupboard also contains control switches for the heating system. The oil-fired heating system has underfloor heating on the ground floor, with radiators in the upper floor accommodation.

LOUNGE

6.4m x 5.0m (21' 0" x 16' 5")



Front facing with windows looking towards loch and hills and with further patio doors to the side (west). Eight-piece chandelier light. Vertical blinds on windows and patio doors. There is a large walk-in Storage Cupboard, partially shelved and with electric light and containing the hot-water cylinder.

DINING ROOM

3.9m x 3.85m (12' 10" x 12' 8")
Front facing. Vertical blinds.

REAR HALL/ STUDY/ SITTING AREA

3.8m x 2.4m (12' 6" x 8' 0")
Situated between the Hall and the Kitchen with a further access to the Dining Room, this Rear Hall has sufficient space to act as a Study or small Sitting Room.

KITCHEN

5.0m x 3.55m (16' 5" x 11' 8")



This room is also front facing, with an access door to the side (east). There are modern kitchen units comprising 9 base units and a 3-drawer unit with round-edged work surfaces, 2 wall-mounted units and a fitted fusebox. The 'Trianco' oil burner is situated in the kitchen. The 'Ariston' gas oven with 4-ring hob and 'Neff' extractor are included. It should be noted that the oven is fuelled by way of bottled gas, with the canisters stored externally. Tiling on walls above work surfaces. Stainless-steel double sink with drainer and mixer taps.

TOILET

W.h.b. and w.c. Automatic vent. Mirror-fronted medicine cabinet.



UPPER FLOOR

The stairway from the Hall leads to the Upper Landing which has 2 radiators. Each of the 5 bedrooms within the Upper Floor has a spacious en-suite Shower Room with shower compartment and 'Triton T80' electric shower, w.h.b. and w.c, shaver point/light and usual fittings and tiling to dado level.

BEDROOM 1

6.6 (at longest and including bay) x 3.2m
(21' 8" x 10' 6")

Front facing. Double fitted wardrobe with hanging rail and shelves. Radiator. En-suite Shower Room.



BEDROOM 2

5.0m (including bay) x 3.85m
(16' 5" x 12' 8")

Front facing. Double fitted wardrobe with hanging rail and shelves. Radiator. Blinds. En-suite Shower Room.



BEDROOM 3

4.55m x 4.35m (14' 11" x 14' 3")

Rear facing. 2 double fitted wardrobes. Patio door leading out to small patio area to rear of house. Vertical blinds. Access to roof-space. 2 Radiators. En-suite Shower Room.

BEDROOM 4

5.05m x 3.7m (at widest) (16' 7" x 12' 2")

Front facing. Double fitted wardrobe with hanging rail and shelves. Access to roof-space. Radiator. En-suite Shower Room.



BEDROOM 5

6.65m (at widest) x 3.2m (21' 10" x 10' 6")

Front facing. Double fitted wardrobe with hanging rail and shelves. Radiator. En-suite Shower Room.

Extras

The carpets and fitted floor coverings, the blinds, the kitchen cooker, hob, extractor and all of the bedroom furniture are included in the sale. Other items may be purchased separately.

OUTDOORS

The private roadway leads up the large car-parking area to the side of the house. Ownership of the road shall be retained by the Seller. Appropriate rights of access shall be provided to the successful purchaser. There is a paved area to the front and side of the house, with steps up from the parking area. Exterior lantern lights at front and rear doors. External water tap. Oil tank to rear and propane gas cylinders to side of house. The garden ground is mainly undeveloped at present. The extent of the garden ground is shown illustrated on the attached plan.



Services

Mains water, electricity and drainage services.

Entry

Early entry is available.

Viewing

By contacting the Selling Agents.



